

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 20, 2015 – 7:00 P.M.
SALEM TOWN OFFICE BUILDING**

PRESENT

Gloria Fogarty, Chairperson
Joseph Duncan, Vice- Chairperson
Richard Amato
Ruth Savalle
Vernon Smith
John Gadbois, Alternate
Ed Natoli, Alternate (seated)
Eric Wenzel, Alternate (seated)

ABSENT

Ron Labonte
Gary Walter

GUESTS

none

ALSO PRESENT

Town Planner Richard Serra

CALL TO ORDER:

Chairperson Fogarty called the meeting to order at 7:00 p.m.

Commissioner Natoli (D) was seated for Commissioner Walter (D/U) and Commissioner Wenzel (R) was seated for Commissioner Labonte (R).

The Commissioners agreed to move the approval of the minutes to follow Correspondence.

PUBLIC HEARING: *none scheduled*

PETITIONERS: *none*

OLD BUSINESS:

Partnership Presentation: Creating Affordable Housing Opportunities.

Chairperson Fogarty welcomed the representatives from HOPE Partnership, introduced the members of the Commission, and stated that, while State law dictates that a minimum of 10% of housing in any given municipality be qualified as affordable, Salem has only 2.5%. Town Planner Serra provided a brief background, stating that, in 2012, the Commission updated the Town's Plan of Development, a component of which is housing and, in reviewing the Town's Zoning Regulations, the Commission amended various sections regarding the minimum house size, lot size for two-family dwellings, and accessory apartments in an effort to increase housing opportunities and, possibly, affordability. He was introduced to HOPE Partnership

Planning & Zoning Regular Meeting Minutes
Tuesday, October 20, 2015

during a tour of various affordable housing sites and, after speaking with them, felt that the Commission might benefit from an informational presentation.

Lauren Ashe, Executive Director, HOPE Partnership, stated that the non-profit organization was established in 2004 to address the need for affordable housing in the town of Old Saybrook due to the realization that a number of residents, including children, were residing in hotels. The Organization conducts education advocacy regarding the need of affordable housing in the town of Old Saybrook. Currently, 1.5% of Old Saybrook's housing is considered affordable. Residents of affordable housing, as defined by the State, pay no more than 30% of their income towards housing. She emphasized the importance of laying the groundwork by building grass roots support, educating the community, and forming strategic partnerships with local businesses and organizations and State agencies. By engaging the public through such preliminary efforts, the Organization received no opposition or resistance to the development of Ferry's Crossing from the residents of the Town.

James Crawford, Member, Board of Directors, spoke with regards to the various myths revolving around affordable housing, including its burden on the school budget due to an influx of students, the unattractiveness of affordable housing units, the resulting lowering of property values in the community, and the resulting attraction of undesirables and increase in crime. He stated that the vast majority of children in the school system already reside in the town through academic rentals, hotels, etc. and it has been found that there is no appreciable affect on the town's taxes. Contrary to those of the past, current developments are built to be attractive and align with the character of the existing community, instilling a sense of pride in the neighborhood. Many of the developments are also intermixed with units that are sold at market rate. In addition, those residing in these homes often volunteer and/or work within the community and provide the backbone of the town's services.

Bob Cezariana, a former builder/developer for the Southeastern and Central Connecticut areas spoke with regards to IHZ (Incentive Housing Zone) and 8-30g, the two processes by which affordable housing is constructed in the State. He explored the density, income qualifications, zoning regulations, application/consulting fees, open space, etc. of each option. An IHZ Program provides incentives to both the municipality and developer, who work cooperatively to create an affordable housing community. An 8-30g development allows for developers or non-profit organizations to select and build in an area as long as the health & safety and environmental regulations are met. The latter option limits the town's control and, should the developer be turned down, the burden of proof would be placed on the town. The minimum density rules are: 20 multi-family units/acre, 10 townhouses/acre (e.g. Ferry's Crossing, Old Saybrook), and 6 single-family dwellings/acre. Efforts are currently being made to have some of the density requirements relieved by the State. The developments may be constructed within industrial and commercial sites as an overlay zone and mixed-use constructions are allowed. The Town may expedite the process by

Planning & Zoning Regular Meeting Minutes
Tuesday, October 20, 2015

designating a certain area(s) for affordable housing units, thereby minimizing any risk(s) for the developer. In Old Saybrook, there are currently two 8-30g developments: Whittier Place, which includes six condominium units, and Ethan's Landing, which includes 15 townhouses, and two IHZ developments, Eastpointe, with 186 units, and Ferry's Crossing, with 16 townhomes and garden apartments as well as a recreation field. Ferry's Crossing was completed in 2012 on land donated to the Town by the State's D.O.T. (Department of Transportation) and leased to HOPE Partnership for 75 years.

Thomas Ortoleva, Member, Board of Directors, spoke with regards to Ferry's Crossing. All of the units in the development, which arose out of funds received from the Town of Old Saybrook, DECD (Department of Economic and Community Development), and Federal Home Loan Bank of Boston/Liberty Bank, include wheelchair access and two of the units are Veteran-designated. Of the 227 applications received, 53 were completed, 27 of which were Old Saybrook residents, 9 of which were approved as tenants, and 7 of which were employed/volunteered for the town, and 4 veterans. There are currently 47 applicants on the waiting list. The existing bus route was extended to include Ferry's Crossing, allowing the development to be located in a transit-oriented area and, thereby, qualifying it for the IHZ Program. The necessity and importance of providing affordable housing was noted as the high cost of living is forcing many younger families, who actively contribute to the community, out of the State, resulting in dying communities.

Due to time constraints, Ms. Ashe will be forwarding an informational video to the Commission, which they may view at their leisure.

In response to Town Planner Serra, Ms. Ashe stated that the Partnership was formed as a non-profit organization upon the recommendation of the town. They, then, began a partnership with the Women's Institute for Economic and Housing Development and started working with the town to create the 5-acre development at Ferry's Crossing. The property will be continue to be considered IHZ, whether the lease is renewed or not. All of the units in the development are rental units. Ferry Crossing has developed a partnership and formed a LLC with DeMarco Management, who is in charge of the development's day-to-day affairs. It was further noted that all rental or purchased units within an affordable housing development must be rented or sold to one with the same income standards and meet the same criteria.

Chairperson Fogarty thanked them for an interesting and informative presentation. In response to Chairperson Fogarty, Ms. Ashe agreed to return for a follow-up presentation in the near future.

NEW BUSINESS:

SAZ 10-15. Zack Adams, 62 Music Vale Road. Application to establish a Special Agriculture Zone at 62 Music Vale Road in accordance with Section 30 of the Zoning Regulations for the purpose of developing a Farm Brewery.

Planning & Zoning Regular Meeting Minutes
Tuesday, October 20, 2015

Town Planner Serra stated that a Public Hearing would need to be scheduled by the Commission to discuss the applicant's proposal, formal application, and site plan of the property. The application has also been submitted to and is currently under review by the Inland Wetlands Commission. In response to Commissioner Wenzel, it was clarified that an overlaying zone usually sits over one location within a larger area. This particular zone is a floating zone that floats over the entire Town with the exception of within 500 feet of the Town boundary and the underlying zone, which includes the dimensional standards of the area as an agricultural zone, remains. It was further clarified that the application is being added to rather than being changed and is only in relation to this particular property. The RUA (Regional Urbanization Area) would stay in place.

M/S/C: Wenzel/Natoli, to schedule a Planning & Zoning Commission Public Hearing to be held at Salem Town Hall on November 17, 2015 at 7:00 p.m. to discuss ~~Mr. Zack Adams~~² Fox Farm Brewery, LLC's, request to establish a special agricultural zone at 62 Music Vale Road, Salem, Connecticut, for the purpose of developing a farm brewery in accordance to Section 30 of the Zoning Regulations. Discussion: Demian Sorrentino, Boundaries, LLC, clarified that the application is under the name of Fox Farm Brewery, LLC, rather than Mr. Zack Adams. The motion was amended. Voice vote, 8-0, all in favor. Motion carried.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

ZEO Report – *no report*

Town Planner Report

Town Planner Serra reported that a Training Session in Lebanon will be taking place in November. In reference to the presentation provided by HOPE Partnership, he felt that Salem would, most likely, not qualify for an IHZ based on the criteria under the State Statutes. He found the mechanics of their process and the partnerships they formed, resulting in a successful project, to be most interesting and informative. The possibility of extending the process to include senior or age-restricted housing might also be explored.

CORRESPONDENCE: *none*

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Regular meeting minutes: September 15, 2015

M/S/C: Smith/Wenzel, to accept the minutes with the following amendment:

Page 2, Town Planner Report, 2nd paragraph, 2nd sentence:

In accordance to State Statutes, a *Regional* Plan of Conservation and Development, to be updated every ten (10) years, is being created.

Discussion: None. Voice vote, 8-0, all in favor. Motion carried.

EXECUTIVE SESSION:

- 1) Sid's Auto
- 2) Staff Evaluation(s)

M/S/C: Smith/Amato, to enter into Executive Session for the purpose of providing an update to the legal action being taken against SID's Auto and to work on the Staff Evaluations at 8:10 p.m. Discussion: None. Voice vote, 8-0, all in favor. Chairman Fogarty resumed the meeting at 8:53 p.m.

PLUS DELTAS: *none*

ADJOURNMENT:

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem